040.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	752,300 / 752,300
					USE VALUE:	752,300 / 752,300
					ASSESSED:	752,300 / 752,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		AMHERST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOVELACE EDWARD C/SUSAN G
Owner 2:	
Owner 3:	
Street 1:	20 AMHERST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MANFREDI MICHAEL J & LINDA -
Owner 2:	-
Street 1:	20 AMHERST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1917, having primarily Vinyl Exterior and 1882 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	307,700	600	444,000	752,300
Total Card	0.103	307,700	600	444,000	752,300
Total Parcel	0.103	307,700	600	444,000	752,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.82 | /Parcel: 399.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 27116
GIS Ref:
GIS Ref:
Insp Date: 11/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	307,600	600	4,500.	444,000	752,200	752,200	Year End Roll	12/18/2019
2019	101	FV	258,200	600	4,500.	471,800	730,600	730,600	Year End Roll	1/3/2019
2018	101	FV	258,200	600	4,500.	344,100	602,900	602,900	Year End Roll	12/20/2017
2017	101	FV	258,200	600	4,500.	299,700	558,500	558,500	Year End Roll	1/3/2017
2016	101	FV	258,200	600	4,500.	255,300	514,100	514,100	Year End	1/4/2016
2015	101	FV	243,800	600	4,500.	249,800	494,200	494,200	Year End Roll	12/11/2014
2014	101	FV	243,800	600	4,500.	205,400	449,800	449,800	Year End Roll	12/16/2013
2013	101	FV	243,800	600	4,500.	195,400	439,800	439,800		12/13/2012

!3332!

PRINT

Date	Time
12/10/20	18:36:46

LAST REV

Date	Time
04/02/19	15:27:00

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3332

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANFREDI MICHAE	33525-218		8/17/2001		425,000	No	No		
MANFREDI MICHAE	28728-103		3/9/1998	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	27116
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2005	324	Re-Roof	6,000					
3/9/1998	228	Redo Kit	1,500					REMODEL BATH/KITCH
9/19/1996	470	Manual	2,500					SIDING/REBUILD STA
6/17/1994	284	Manual	1,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/1/2009	Meas/Inspect	163	PATRIOT
4/14/2004	Inspected	BR	B Rossignol
11/6/2001	MLS	MM	Mary M
3/5/2000	Mailer Sent		
2/29/2000	Measured	263	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	177.237
Other Features:	75500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418051
Depreciation:	110365
Depreciated Total:	307685

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

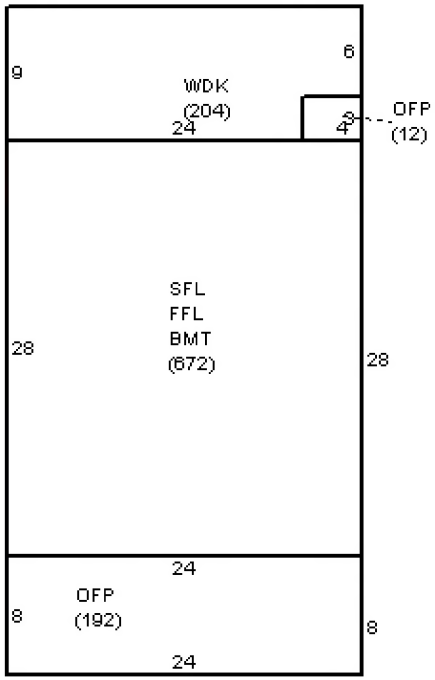
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	194.96
Special Features:	0	Val/Su Net:	126.94
Final Total:	307700	Val/Su SzAd	228.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	87.840	59,028
FFL	First Floor	672	177.240	119,103
SFL	Second Floor	672	177.240	119,103
OFP	Open Porch	204	24.830	5,066
WDK	Deck	204	11.010	2,246
Net Sketched Area:		2,424	Total:	304,546
Size Ad	1344	Gross Are	2424	FinArea 1882

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X19	A	DL	1917	25.96	T	90	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600